MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.MackenzieEngineeringInc.com

March 24, 2020

City of Stuart – Public Works Department
C/O: Stephen Mayer
121 Flagler Avenue, Stuart, FL 34994

Re: Bridgeview Apartments
Drainage Easement Abandonment Memorandum

Dear Mr. Mayer,

The applicant proposes to abandon the drainage easement located in the northeast corner of the site. Based on recent roadway improvements to Kanner Highway, the drainage pipe and structure discharging into this drainage easement has been plugged and is no longer in use (see attached Indian Street Bridge Roadway Improvement plan). The easement is approximately 40 LF in width and extends 350 LF from the existing right-of-way line containing 14,000 square feet (see attached easement for additional information). The drainage easement can be found in O.R. Book 2448, Page 2333.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Florida Registration Number 61751
Engineering Business Number 29013

APPENDIX:

1. Drainage Easement Warranty Deed & Sketch

© MacKenzie Engineering & Planning, Inc.
CA 29013

INSTR # 2204778
OR BK 02448 PG 2333
Pgs 2333 - 2337; (5pgs)
RECORDED 04/21/2010 11:41:13 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY S Phoenix

07-PE.02-04/93

This instrument prepared under the direction of:
Laurice C. Mayes, Esq.
Legal Description prepared by:
Pete Diaz, P.S.M.(Rev.03-16-10)
Document prepared by:
Grace K. Abel (Rev.03-22-10)
Department of Transportation
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

Parcel No.	N/A
Item/Segment No.	N/A
Section No.	89060-2510(2511)
Managing District:	04
S.R. No.	76
County:	Martin

Unofficial Copy

*** CORRECTIVE PERPETUAL EASEMENT**

THIS EASEMENT made this 30th day of MARCH, 2010, by FAIRVIEW PROPERTIES, INC., a Virginia corporation, authorized to transact business in Florida as FAIRVIEW SOUTH, INC., whose address is: 2400 South Federal Highway, Suite 230, Stuart, Florida 34994-1558, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for the purpose of clearing, excavating, constructing and maintaining outfall, drainage ditches and drains in, over, under, upon and through the following described land in Martin County, Florida, viz:

(See attached Exhibit "A" sketch and legal description)

* The purpose of this document is to correct an erroneous distance in the Perpetual Easement document, recorded in Official Records Book 02441, Pages 0948-952. This document corrects the distance between the Southeast Corner of Lot C, at the Westerly Existing Right of Way line for State Road 76 (SW Kanner Highway) and the Point of Beginning. This Corrective Perpetual Easement shall supersede and replace that Perpetual Easement previously recorded in Official Records Book 02441, Pages 0948-952.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever, and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

ATTEST: _____

Print Name: _____

Its _____ Secretary

FAIRVIEW PROPERTIES, INC., a Virginia corporation, authorized to transact business in Florida as FAIRVIEW SOUTH, INC.

By: _____

Print Name: _____

Its _____

Signed, sealed and delivered in the presence of: (Two witnesses or Corporate Seal required by Florida Law)

_____

Print Name: _____

_____

Print Name: _____

(Corporate Seal)

~~STATE~~ OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 201_, by _____, _____ of FAIRVIEW PROPERTIES, INC., a Virginia corporation, authorized to transact business in Florida as FAIRVIEW SOUTH, INC., on behalf of the Corporation, who is personally known to me or who has produced _____ as identification.

_____

Print Name: _____

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Serial No., if any: _____

Unofficial Copy

Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

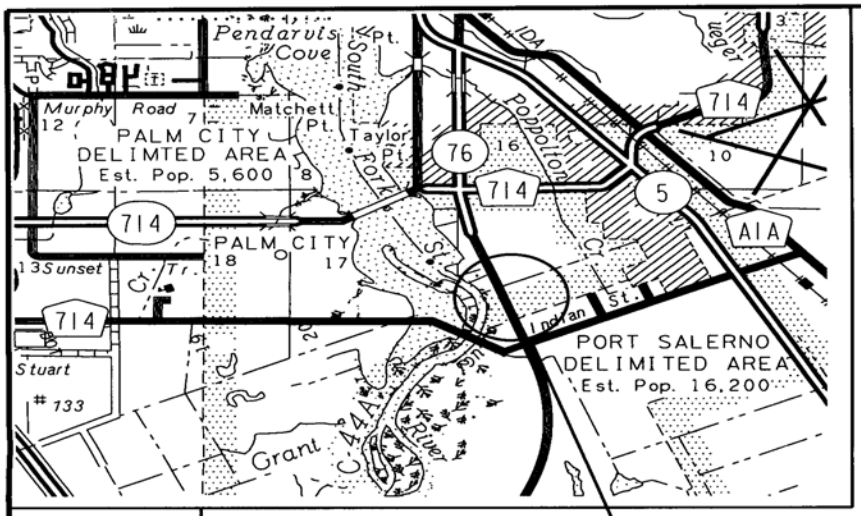


EXHIBIT "A"

TWP. 38 S.
HANSON GRANT

RANGE 41 EAST

LOCATION MAP
NOT TO SCALE

Unofficial Copy

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT OF WAY MAP FOR STATE ROAD 76 (SW KANNER HIGHWAY) STATE PROJECT NO. 89060-2510(2511) SHEET 14 OF 20.
2. THIS SKETCH EXIST SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4. HATCHED AREA: PERPETUAL DRAINAGE EASEMENT TO BE CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION. AREA = 14,000 SQUARE FEET

LEGEND

℄	-	BASELINE
(P)	-	PLAT
P.B.	-	PLAT BOOK
PG.	-	PAGE
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCEMENT
RGE.	-	RANGE
R/W	-	RIGHT OF WAY
S.R.	-	STATE ROAD
TIITF	-	TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
TWP.	-	TOWNSHIP

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAPPING
3400 W. COMMERCIAL BOULEVARD
FT. LAUDERDALE, FLORIDA 33309
954-777-4551

TIMS: /rwmapping/_Parcel Sketch/89060-2510/rwps.dgn

REVISION	BY	DATE
CORRECT P.O.C. TO P.O.B. DISTANCE	T.BROWN	03-16-10

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 76 (SW KANNER HIGHWAY) — MARTIN COUNTY

	BY	DATE
DRAWN	T.BROWN	12-11-09
CHECKED	P.DIAZ	12-11-09

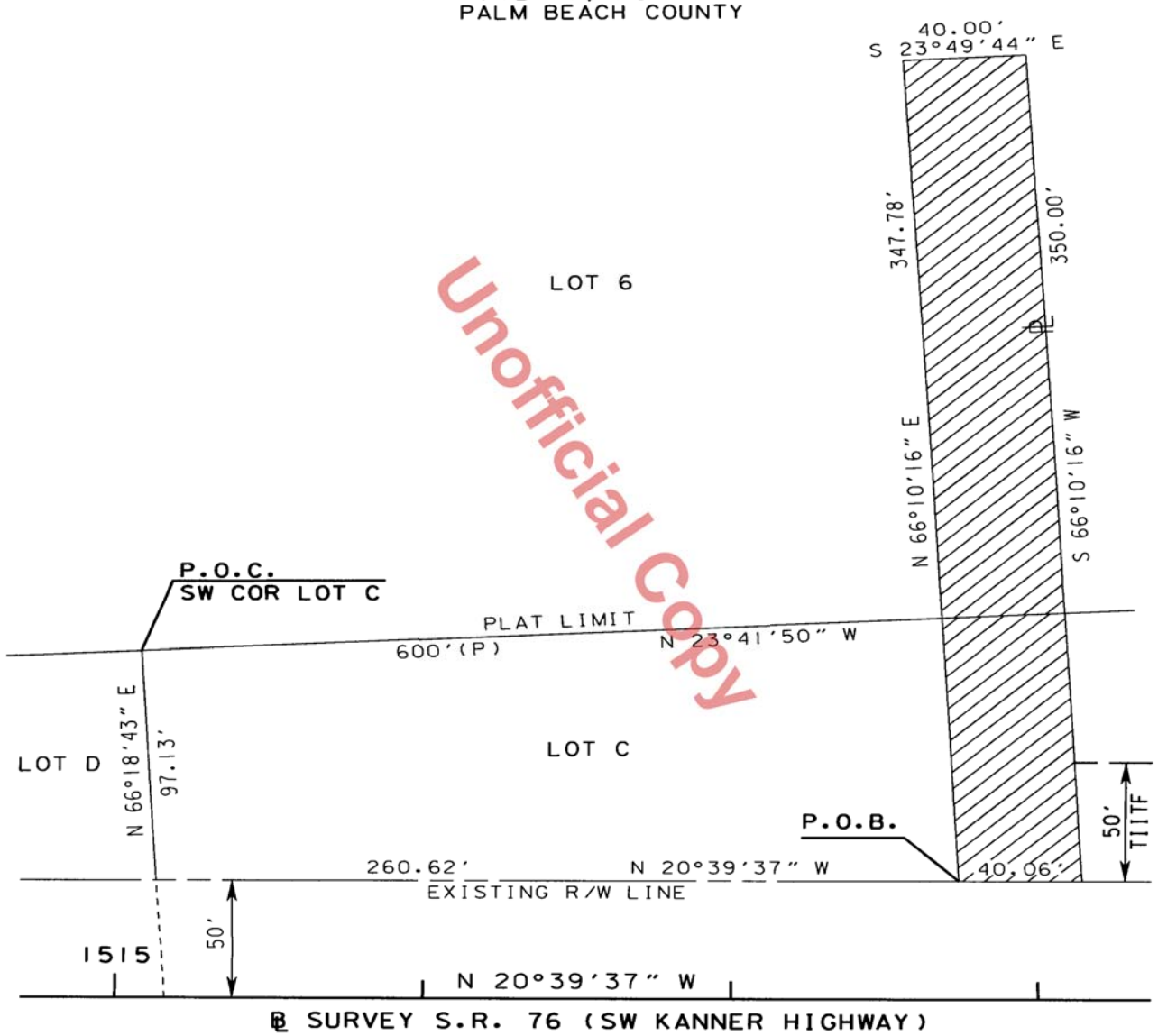
PREPARED BY: F.D.O.T. DISTRICT 4
DATA SOURCE: N/A
ITEM/SEG. N/A
SECTION: 89060-2510(2511)
SHEET 1 OF 3

Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

EXHIBIT "A"

HANSON GRANT
SCALE: 1" = 50'

MAP OF THE SUBDIVISION OF
THE MILES OR HANSON GRANT
P.B. 1, PG. 11
PALM BEACH COUNTY



Unofficial Copy

STUART FARMS
P.B. 1, PG. 63

TIMS: /rwmapping/_Parcel Sketch/89060-2510/rwps.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION				
			PARCEL SKETCH - NOT A SURVEY				
			STATE ROAD NO. 76 (SW KANNER HIGHWAY)			MARTIN COUNTY	
				BY	DATE	PREPARED BY: F.D.O.T. DISTRICT 4	DATA SOURCE: N/A
CORRECT P.O.C. TO P.O.B. DISTANCE	T.BROWN	03-16-10	DRAWN	T.BROWN	12-11-09		
REVISION	BY	DATE	CHECKED	P.DIAZ	12-11-09	ITEM/SEG. N/A	SECTION: 89060-2510(2511) SHEET 2 OF 3

Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

EXHIBIT "A"

A part of Lot C, STUART FARMS, according to the plat thereof, as recorded in Plat Book 1, Page 63 of the Public Records of Martin County, Florida, and a part of Government Lot 6, MAP OF THE SUBDIVISION OF THE MILES OR HANSON GRANT, according to the plat thereof, as recorded in Plat Book 1, Page 11 of the Public Records of Palm Beach (now Martin) County, said parts being more particularly described as follows:

Commence at the Southwest Corner of Lot C; thence North 66°18'43" East along the Southerly line of said Lot C, a distance of 97.13 feet to the Westerly Existing Right of Way line for State Road 76 (SW Kanner Highway) as shown on the Right of Way Map for Section No. 89060-2510(2511); thence North 20°39'37" West along said line 260.62 feet to the POINT OF BEGINNING; thence continue North 20°39'37" West along said line, 40.06 feet; thence South 66°10'16" West, 350.00 feet; thence South 23°49'44" East, 40.00 feet; thence North 66°10'16" East, 347.78 feet to the POINT OF BEGINNING.

Containing 14,000 square feet more or less.

I hereby certify that to the best of my knowledge and belief the attached legal description, as shown on the Right of Way Parcel Sketch for State Road No. 76 (SW Kanner Highway), Section No. 89060-2510(2511), is true, accurate and was prepared under my direction.

I further certify that said legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers pursuant to Section 5J-17.050-052 Florida Statutes.

Jeffrey D. Smith
Florida Surveyor and Mapper No. 4805
Date: 3-17-10
Florida Department of Transportation

Not valid unless signed and sealed

Unofficial Copy

TIMS: /rwmapping/_Parcel Sketch/89060-2510/rwps.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY				
			STATE ROAD NO. 76 (SW KANNER HIGHWAY)				MARTIN COUNTY
				BY	DATE	PREPARED BY: F.D.O.T. DISTRICT 4	DATA SOURCE: N/A
CORRECT P.O.C.TO P.O.B. DISTANCE	T.BROWN	03-16-10	DRAWN	T.BROWN	12-11-09		
REVISION	BY	DATE	CHECKED	P.DIAZ	12-11-09	ITEM/SEG.N/A	SECTION: 89060-2510(2511) SHEET 3 OF 3

Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421